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Sripa Sanyal

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this
.....6th day ofDecember, 2024 (Two Thousand Twenty
Four) ;

(Faint, mostly illegible text, likely a standard clause from a legal document.)

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(Signature)
ADSA Computer
North 24 Parganas
06 DEC 2024

০৪ নং ফোলা উত্তর ১০
মহাট্ট ৬, ডি,এস,আর,সার রেজিস্ট্রী অফিস
তারিখ _____

০২/১২/২০২৪
D. Mukherjee

নাম _____
পাঃ _____

পূর্ণা _____
ভোক্তার নাম _____

ভোক্তার নাম-পূর্বের নাম _____
পূ. কার্দি নাম-ইতিহাস পূর্ণা _____

সি. ডি. মা _____
কোম্পানি অফিসার অফিস _____

এই সি. ডি. বজারের মোট কত টাকা
করিত হইবে _____

৬ ৬ NOV 2024

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(Handwritten signature)

ADSR, Sodepur
North 24 Parganas

(Handwritten signature)
S/o S. S. Das
R. K. Das, P.O. R. K. Das
P.S. Khordah, 751-114.

06 DEC 2024

(2)

BETWEEN

SMT. SAMPA SAMANTA, wife of Sri Siddhartha Sankar Samanta, **PAN - BIDPS6545Q**, **Aadhaar No. 9439 1826 4084**, by Religion: Hindu, by Nationality : Indian, by Occupation: Business, residing at 1/6, Rani Debendra Bala Road, P.O. Cossipore, P.S. - Chitpur, Kolkata - 700002, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her and each of her heirs, executors, administrators, successors, legal representatives and/or assigns etc.) of the **FIRST PART**.

AND

PIONEER ASSOCIATES, PAN - AAMFP7725R, a Partnership firm having its Office at "SHREYASI APARTMENT", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, represented by its **Partners** namely (1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das, **PAN - ADSPD7299P**, **Aadhaar No. 8139 1092 0674**, by Religion: Hindu, by Nationality: Indian, by Occupation : Business, residing at 1 No. Suryasen Nagar, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, and (2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das, **PAN - AGAPD0725H**, **Aadhaar No. 8646 2862 3840**, by Religion: Hindu, by Nationality : Indian, by Occupation : Business, residing at "KIRONALAY", Sasadhar Tarafder Road, P.O. - Sukchar, P.S. - Khardah, District - North 24 Parganas, Kolkata - 700115 and permanent resident of 23, Dr. Gopal Chatterjee Road, P.O.- Sukchar, P.S. - Khardah, District - North 24 Parganas, Kolkata - 700115, hereinafter called and referred to as the "**DEVELOPER**" (which

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PIONEER ASSOCIATES

Kanti Ranjan Das
Gopal Das, Partner

Sampa Samanta

(3)

term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its respective heirs, successors, executors, representatives, administrators, and/or assigns etc.) of the **SECOND PART**.

WHEREAS, the Kalyan Nagar Co-Operative Colony Limited, a Govt. Registered Society, being Registration No. 8 for the year 1949, having its Office at Kalyan Nagar, P.O.- Kalyan Nagar, P.S. - Khardah at present Rahara, District - North 24 Parganas, became the owner of the Land measuring 0.36 Decimals (Satak), lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised and contained in Dag No. 234(Part), under Khatian No. 46, within the limits of Bandipur Gram Panchayet at present Khardah Municipality under Police Station - Khardah at present Rahara, in the District - 24 Parganas at present North 24 Parganas, by way of purchase through a registered deed which was registered on 09/08/1982 at Sub Registry Office, Barrackpore and recorded in Book No. I, being No. P, 4822 for the year 1982.

AND WHEREAS, after becoming the lawful owner of the aforesaid Land said Kalyan Nagar Co-Operative Colony Limited developed the entirety of the said land alongwith other purchased lands by making Road, Drain, Pond, Park and other industrial development and divided the said Land into several plots for the purpose of permanent settlement among the earthless Govt. employees and other people who came from Bangladesh as Refugee by including them as fully paid-up share holder members for their residence.

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PIONEER ASSOCIATES

Kauli Ranjan Das
Partner

Sampa Samanta

AND WHEREAS, one SMT. JUTHIKA GHOSH, wife of Dhirendra Nath Ghosh being a member of the said society purchased a Plot of Land measuring more or less 5 Cottah 5 Chittack 21 Sq. Ft., identified by Scheme Plot No. 66 under Scheme No. 6 of Kalyan Nagar Co-Operative Society, lying and situated at **Mouza : Kerulia,** J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised and contained in Dag No. 234(Part), under Khatian No. 46, within the limits of Bandipur Gram Panchayet at present Khardah Municipality under Police Station - Khardah at present Rahara, in the District - 24 Parganas at present North 24 Parganas, from the said Kalyan Nagar Co-Operative Colony Limited, represented by it's the then Secretary Sri Jitesh Chandra Maitra, son of Late Jogesh Chandra Maitra and Chairman Sri Monindra Nath Bhaduri, son of Late Hridaya Nath Bhaduri, by virtue of a registered Deed of Conveyance by Sale and the same was registered on 14/07/1983 at Sub-Registrar Office, Barrackpore and recorded in Book No. I, Volume No. 99, written in Pages from 301 to 304, being Deed No. 4595 for the year 1983.

AND WHEREAS, after purchasing the aforesaid Property said SMT. JUTHIKA GHOSH became the absolute owner of the same and recorded her name in the Assessment Register of local Khardah Municipality and constructed Pucca Structure over the said Plot of Land and possessing and enjoying with absolute right, title and interest of the same by paying municipal taxes to the concern authority.

AND WHEREAS, during her peaceful possession and enjoyment of the above said 5 Cottah 5 Chittack 21 Sq. Ft. of Land along with One Storied Pucca Structure thereon, said SMT. JUTHIKA GHOSH with the consent of her husband Dhirendra Nath Ghosh and son namely Dibakar Ghosh executed a WILL in favour of her married

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(5)

daughter namely SMT. BHARATI DUTTA, wife of Sri Swapan Kumar Dutta in respect of her above said Property, and the said WILL was registered on 30/06/2000 at District Sub Registrar-I, South 24 Parganas, Alipur and recorded in Book No.3, Volume No. 3, written in Pages from 143 to 149, being No. 86 for the year 2000.

AND WHEREAS, while so seized and possessed of the said Landed Property as absolute owner said Smt. Juthika Ghosh died on 18/12/2003 and after sad demise of said Smt. Juthika Ghosh her daughter said SMT. BHARATI DUTTA applied In the Court of the Ld. Dist. Delegate, Alipore for getting Probate of the above said WILL according to Act 39, Case No. 98 of 2004(P) and subsequently on 05/02/2005 the Probate of the said WILL was granted by the said Ld. Court in favour of said SMT. BHARATI DUTTA.

AND WHEREAS, after getting the Probate from the Ld. Court in respect of the above said WILL being No. 86 for the year 2000, said SMT. BHARATI DUTTA became the absolute owner of the above said Plot of Land measuring more or less 5 Cottah 5 Chittack 21 Sq. Ft., alongwith One Storied Pucca Dwelling House thereon and mutated her name in the Assessment Register of local Khardah Municipality and possessing and enjoying with absolute, right, title and interest of the same by paying municipal taxes and Govt. rents to the concern authorities.

AND WHEREAS, during her peaceful possession and enjoyment of the above said Property as absolute owner said SMT. BHARATI DUTTA sold and transferred the said Plot of Bastu Land measuring more or less 5 Cottah 5 Chittack 21 Sq. Ft., alongwith 850 Sq. Ft. One Storied Pucca Dwelling House thereon

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PIONEER ASSOCIATES

Kamli Ranjan Das.
Partner

Swapa Samanta

identified by Scheme Plot No. 66 under Scheme No. 6 of Kalyan Nagar Co-Operative Society, lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised and contained in R. S. Dag No. 234, under Khatian No. 46, within the limits of Khardah Municipality under Police Station - Khardah at present Rahara, in the District - North 24 Parganas, to the present **Land Owner** herein SMT. SAMPA SAMANTA by virtue of a registered Deed of Sale (Bengali Kobala) which was registered on 18/08/2011 at A.D.S.R. Office, Barrackpore and recorded in Book No. I, CD Volume No. 30, written in Pages from 5755 to 5769, being Deed No. 07952 for the year 2011.

AND WHEREAS, by way of purchase the **Land Owner** herein SMT. SAMPA SAMANTA became the absolute owner of the above said Property and mutated her name in the Assessment Register of local Khardah Municipality in Ward No. 7 vide Holding No. 5/336, Kalyan Nagar and also recorded her name in the Office of B.L. & L.R. vide **L.R. Khatian No. 1821** and **L.R. Dag No. 414** in respect of the said Property and has been seizing, possessing and enjoying with absolute right, title and interest of the same and without any encumbrances from any corner whatsoever.

AND WHEREAS, the above named Land Owner of the First Part herein being desirous to develop her above said Property morefully and particularly described in the First Schedule hereunder written and approached before the Developer of the Second Part herein **PIONEER ASSOCIATES**, having agreed mutually for development of the said Property for the purpose of raising Multi-Storied Building, consisting of several Flats, Garages and/or other units at Developer's own costs according to the sanctioned Building Plan to be sanctioned by the concern Municipal Authority.

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AND WHEREAS, the party of the Second Part/Developer herein having immense experience as builder and having financial capability accepted the said offer of the Land Owner for development of the said Land by demolishing the existing Structure thereon and construction of the Multi-Storied Building over the said Land, morefully described in the First Schedule written hereunder after having been satisfied as to the right, title and interest of the Land Owner, on certain terms and conditions as stipulated hereunder as mutually agreed upon by and between the parties hereto.

AND WHEREAS, for brevity and precision of this agreement following clarifications being a part of the agreement have been made.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties as follows :

ARTICLE - I DEFINITION

1.1 OWNER SHALL MEAN :

SMT. SAMPA SAMANTA, wife of Sri Siddhartha Sankar Samanta, resident of 1/6, Rani Debendra Bala Road, P.O. Cossipore, P.S. - Chitpur, Kolkata - 700002; the FIRST PART herein and her heirs, executors, administrators, successors and legal representatives.

1.2 DEVELOPER SHALL MEAN :

PIONEER ASSOCIATES, a Partnership firm having its Office at " SHREYASI APARTMENT ", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, represented by its **Partners** namely (1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das and (2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das, the SECOND PART herein and its heirs, executors, administrators, successors and legal representatives.

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1.3 TITLE DEED : Shall mean all the documents of the title relating to the said premises or property.

1.4 PROJECT : Shall mean a Project has been envisaged in consultation with the Land Owner by the Developer. A schematic plan has been prepared, made by the Architect of the Developer based on the requirement of the project, which is of mixed use comprising of residential cum commercial. There shall be other infrastructures like Water Supply along with Security System for Common Area and Lift (hereinafter referred to as the "Said Project"). The preliminary scheme and planning of the said Project may go through minor changes as per requirement of sanctioning parameters of the appropriate Municipal Authority (hereinafter referred to as the "Khardah Municipality") and/or other appropriate authorities as the case may be, along with finer tuning by the Architect for any improvement of the Said Project.

1.5 PREMISES OR PROPERTY : Shall mean ALL THAT piece and parcel of "Bastu" Land measuring more or less **5 (Five) Cottah 5 (Five) Chittack 21 (Twenty One) Sq. Ft.**, alongwith **850 Sq. Ft. One Storied Pucca Dwelling House** thereon morefully and particularly described in the FIRST SCHEDULE hereunder written.

1.6 BUILDING : Shall mean a Multi-Storied (G+IV) Building or Buildings to be constructed on the said Premises or Property in accordance with the Building Plan to be sanctioned by the concerned Municipal Authority at the cost of the Developer.

1.7 COMMON FACILITY : Shall mean and include Corridors, Stairways, LIFT, Passage, Tube-well, Overhead Water Tank, Water Pump, Motor and common Electric Meter Room, Roof and other facilities, which may be mutually agreed upon by and between the

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parties and as required for the purpose of establishment, location, enjoyment, provisions, maintenance and management of the building to be constructed at the said Premises.

1.8 THE ARCHITECT: Shall mean such qualified Architect or Architects who being appointed by the Developer, shall design and plan the building on the said premises or property and obtain the required sanction for construction of such building from the appropriate authorities, the cost of which will be borne by the Developer.

1.9 BUILDING PLAN : Shall mean such Plan to be prepared by the Architect for construction of the Multi Storied Building at the said Premises including its modification, rectification and amendments if any and to be submitted for sanction before the concerned Municipal Authority as the case may be.

1.10 POWER TO SIGN THE PROPOSED PLAN AND AMENDMENTS THERETO.

The Owner do hereby authorize the Developer firm to sign as her Constituted Attorney in the Plan to be submitted before the concerned Municipal Authority and in any amendment of such plan.

1.11 SALEABLE SPACE/AREA : shall mean the space/area within the building as would be made available as a flat/unit for independent use and occupation from Developer's Allocation.

1.12 TIME : Shall mean the period of **24 (Twenty Four) Months** from the date of starting the construction works of the said Multi Storied Building, within which the construction shall be completed by the Developer of the Second Part, and after completion of the said Multi Storied Building and after obtaining the Completion Certificate from the competent authority, the Developer will handover the Land Owner's Share to the Land Owner.

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PROVIDED THAT for reasons of natural calamity the said time of 24 (Twenty Four) Months shall be extended to a further period not exceeding 6 (Six) months, and the Developer of the Second Part shall inform the Land Owner of the First Part of such extension of time if warranted, immediately on occurrence of such event.

It is further mentioned herein that if the Developer is permitted to construct **G+5** Storied Building instead of G+4 Storied Building then the time will be extended for a further period of **6 (Six) months**.

1.13 SPECIFICATION : Shall mean the specification required for the purpose of construction, creation, promotion, building and development of the said Multi-Storied Building being the part and parcel of the residential and/or residential-cum-commercial project as morefully and particularly mentioned, described, explained, enumerated provided and given in the **FOURTH SCHEDULE** hereunder written.

1.14 OWNER'S ALLOCATION (SHARE) shall mean :

The **LAND OWNER** of the **FIRST PART** herein will get **45% (Forty Five Percent)** of the total completed Constructed Area alongwith the proportionate undivided share in the Land and in common parts and/or areas at the proposed Multi Storied (**G+IV**) Building, which will be allotted to the **Land Owner** in the following manner.

- (i) **3 (Three) complete residential Flats on the Fourth Floor (G+4)**, being **Flat No. A**, measuring more or less **1025 Sq. Ft. Built Up Area** and **Flat No. B**, measuring more or less **1000 Sq. Ft. Built Up Area** and **Flat No. C**, measuring more or less **660 Sq. Ft. Built Up Area**.

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- (ii) 1 (One) complete residential Flat on the Third Floor (G+3), being Flat No. A, measuring more or less 1025 Sq. Ft. Built Up Area.
- (iii) 1 (One) complete residential Flat on the Second Floor (G+2), being Flat No. B, measuring more or less 1000 Sq. Ft. Built Up Area.
- (iv) 1 (One) Garage on the Ground Floor, being Garage No. 6 (West Facing), measuring more or less 250 Sq. Ft. Built Up Area AND 1 (One) Office Room on the Ground Floor, being No.3 (North Facing), measuring more or less 150 Sq. Ft. Built Up Area AND 2 (Two) Shop Rooms on the Ground Floor, being Shop No. 4 (North Facing), measuring more or less 185 Sq. Ft. Built Up Area and Shop No. 5 (North-West Facing), measuring more or less 210 Sq. Ft. Built Up Area.
- (v) The Balance Area of the Owner's Allocation will be handed over to the Land Owner in form of Cash Amount calculating @ Rs. 2,800/- per Square Feet over the Super Built Up Area.

If the Owner's Allocated Area is more than 45% of the total completed Constructed Area then the Land Owner herein will pay @ Rs. 2,800/- per Square Feet to the Developer for that extended Area.

It is agreed by and between the Land Owner and the Developer herein that if the Developer is permitted to construct G+5 Storied Building instead of G+4 Storied Building according to the sanctioned Building Plan of the concerned Municipal Authority, in that case the LAND OWNER of the FIRST PART herein will get 35% (Thirty Five Percent) of the Constructed Area of that

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Additional Floor, which will be allotted to the **Land Owner** in the following manner.

- (a) **1 (One)** complete residential **Flat** on the **Fifth Floor (G+5)**, being **Flat No. A**, measuring more or less **1025 Sq. Ft.** Built Up Area alongwith the proportionate undivided share in the Land.
- (b) The **Balance Area** of the said 35% (Thirty Five Percent) of the Additional Floor will be handed over to the Land Owner in form of Cash Amount calculating @ **Rs. 2,800/-** per Square Feet over the Super Built Up Area.

The above Allocation (hereinafter referred to as the Owner's Allocation) is fixed, deemed final and free of cost. No further claim whatsoever in nature will be entertained in future in the New Project under the clause Owner's Allocation.

On completion of the respective Flats, Garages, Office Rooms, Shop Rooms etc. the Developer will hand over the Owner's Allocation to the Land Owner together with the rights in common facilities and amenities in the building.

The Specification of construction and finishing for the Flats, Garage and/or other units, to be delivered free of cost by the Developer to the Owner, will be finished as per Fourth Schedule hereunder written.

The Development Agreement alongwith finalization of the Owner's Allocation in the said Project has been based on computation of a project on the said land.

The Owner's Allocation is morefully described in the **SECOND SCHEDULE** hereunder written.

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1.15 DEVELOPER'S ALLOCATION shall mean :

The **REST 55% (Fifty Five Percent) completed Constructed Space/Area** of the proposed Multi-Storied **(G+IV)** Building **Excluding Owner's Allocation**, alongwith the proportionate undivided share in the Land and in common parts and/or areas, will be treated as DEVELOPER'S ALLOCATION and the Developer shall have absolute control over the same which they can sell to anybody at any price to be determined by the Developer firm and the Owner shall have no right or claim over the same.

It is agreed by and between the Land Owner and the Developer herein that if the Developer is permitted to construct **G+5** Storied Building instead of **G+4** Storied Building according to the sanctioned Building Plan of the concerned Municipal Authority, in that case the **Developer** of the **Second part** herein will get **65% (Sixty Five Percent)** of the Constructed Area of that Additional Floor only alongwith the Undivided Proportionate Share of Land.

The Developer's Allocation is morefully and particularly mentioned in the **THIRD SCHEDULE** hereunder written.

ARTICLE - II COMMENCEMENT

- 2.1** This Agreement shall be deemed to commence on and with effect from 6th day of December, 2024.

ARTICLE - III LAND OWNER'S RIGHT & REPRESENTATION

- 3.1 POSSESSION :** The Land Owner is now seized and possessed of and/or otherwise well and sufficiently entitled to the said premises and shall deliver physical as well as identical possession to the Developer to develop the said premises.

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- 3.2 None other than the Land Owner have any right, title, interest, claim and/or demand over and in respect of the said property and/or any portion thereof.
- 3.3 The Land Owner further indemnify that the said Property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisition, requisitions, whatsoever or howsoever.
- 3.4 The Owner shall liable to pay G.S.T. and/or T.D.S. and/or Income Tax charges as deemed by the competent authority upon her agreeable consideration money which shall be paid by the Developer to the Owner.

ARTICLE - IV, DEVELOPER'S RIGHTS

- 4.1 The Land Owner hereby grant permission subject to what have been hereunder provided, exclusive right to the Developer to build and construct Multi-Storied building/s upon the said premises of the Land Owner in accordance with the Building Plan to be sanctioned by the concerned Municipal Authority with or without any amendment and/or modification there to made or caused to be made by the Developer.
- 4.2 All application, plans and other papers and documents that may be required by the Developer for the purpose of obtaining necessary sanction from the concern Municipality shall be prepared and submitted by the Developer on behalf of the Land Owner and the Land Owner shall sign all such plans, application, other papers and documents as and when necessary.

PIONEER ASSOCIATES

Karishma Rayguru
Partner

Sampa Samanta

- 4.3 The Developer and the Land Owner herein shall be exclusively entitled to sell their respective Allocations i.e. Developer's Allocation and Land Owner's Allocation to the intending purchasers in the constructed new Building with exclusive right to transfer or otherwise deal or dispose of the same.
- 4.4 The Developer and the Land Owner shall have authority to deal with those properties in terms of the agreement to negotiate with any person or persons or enter into any contract of agreement or borrow money or taking any advance against their respective entire Allocated Portions i.e. Developer's Allocated Portions and Land Owner's Allocated Portions, or acquire right under this agreement.
- 4.5 The Developer shall carry out the construction works at their own costs in a most skillful manner and shall remain fully liable for all its acts, deeds and things whatsoever.
- 4.6 Booking from intending purchasers for the Developer's entire Allocation will be taken by the Developer and the agreement with the intending purchasers will be signed in their own name on behalf of the Owner as her Constituted Attorney.
- 4.7 On completion of the proposed Building when the Flats/Units are ready for giving possession to the intending purchasers, the Possession Letter will be signed by the Developer as the representative and Power of Attorney holder of the Owner. The Deed of Conveyances/Sale will also signed by the Developer on behalf of Land Owner as the representative and Power of Attorney holder of the Owner.
- 4.8 All construction costs will be borne by the Developer and no liability on account of construction cost will be charged from Owner's Allocation.

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PIONEER ASSOCIATES

Kaceli Rajguru
Partner
An.

Sampa Samanta

- 4.9 The Developer shall have absolute right to amalgamate the adjacent plots of the other adjacent plot owners in a single holding before the concern municipality if needed in future.

ARTICLE - V, CONSIDERATION

- 5.1 In consideration of the Land Owner having agreed to grant the Developer Firm to construct, erect, build and complete the said proposed Multi Storied Building according to the sanctioned Building Plan of the concern Municipality on the said premises of the Land Owner exclusively at Developer's own costs and expenses and Land Owner shall not be required to contribute any sum towards the cost of construction of the said building or otherwise subject to the provision that the owner shall not interfere during the development in any manner whatsoever.

- 5.2 The Developer has agreed to bear all the charges and expenses as consider necessary for the purpose of construction, erection and completion of the said new building at the said premises.

ARTICLE - VI, SPACE ALLOCATION

- 6.1 On completion of the new Building according to the sanction Building Plan, the Developer shall be entitled to the entire portion of their allocation including the said common areas and all sorts of easement rights and the proportionate share in the land and the Developer shall have every liberty to commercially exploit the same.
- 6.2 Subject as aforesaid the common portions, the open spaces of the Building shall jointly belong to the Developer and its nominee or nominees and the Owner.

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- 6.3 All the Flats and other Units and/or Spaces in the said Multi Storied Building (Except Owner's Allocation) being the Developer's Allocation and the Developer shall be at liberty to sell, transfer and deal with or dispose of the same as a seller in such manner and on such terms and conditions as the Developer may deem fit and proper.

ARTICLE - VII, DEALING OF SPACE IN THE BUILDING

7. The Developer being the party of the Second Part shall be liberty with exclusive right and authority to negotiate for the sale of flats, garages and/or other units togetherwith proportionate share of land excluding the space provided under Land Owner's Allocation so mentioned hereinbefore of the said proposed building. It is clearly agreed and declared by the parties herein that the consideration money for such transfer as aforesaid including earnest money or initial payments or part payments and total consideration thereof shall be received by the Developer in respect of the Developer's Allocation and the Land Owner herein will have no right and share and will not be entitled to any portion thereof.

ARTICLE - VIII, BUILDING

- 8.1 The Developer shall at its own costs, construct, erect and complete the said building at the said premises in accordance with the sanctioned plan with good and standard quality materials as may be recommended by the Architects from time to time.
- 8.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials shall be final and binding between the parties hereto.

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8.3 The Developer firm shall be authorized in the name of the Owner in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel, bricks and other building materials allocable to the Owner for the construction of the Building and to similarly authorized to apply for obtaining temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building/s and other inputs and facilities required and/or available for the construction or enjoyment of the building.

8.4 The Developer firm shall at its own costs and expenses and without creating any financial or other liability upon the Land Owner construct and complete the said Multi-Storied Building consisting of several self contained Flats/Garages and/or other units in accordance with the sanctioned building plan and any amendment thereto or modification thereof caused to be made by the Developer firm.

8.5 All costs, charges and expenses including Architect's fees shall be discharged by the Developer and the Owner shall bear no responsibility in this context.

8.6 The name of the proposed Multi Storied Building will be named as " **MA TARA RESIDENCY** " as per the consent of both the Parties herein.

8.7 As long as the Developer duly observed and perform its obligation in terms of this agreement, the Land Owner agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the proposed building at the said premises by the Developer and not to do

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PIONEER ASSOCIATES

Kavali Rajan D.S.
John An. Partner

Sampa Sarmata

any act, deed or thing whereby the rights of the Developer hereunder may be affected or the developer is prevented from making or proceeding with the construction of the building.

ARTICLE - IX, COMMON RESTRICTIONS

- 9.1 The Owner's Allocation in the new building shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the said new building intended for common benefits of all occupiers of the building.
- 9.2 All the parties shall abide by all laws, bye laws, rules and regulations of the Government, local bodies and associations when formed in future as the case may be without invading the rights of the Owner.
- 9.3 The original Agreement, Original Title Deeds and all other necessary documents and permission in original from different Authority, Original Sanction Plan, Original Tax receipts etc. in respect of the said Property shall be kept at the Office of the Developer for the inspection of the intending Purchasers subject to the above all original deeds and documents are to be treated as the Property of the Flat Owners' Association and duly hand over the same by the Developer to the Owners after completion of the sell of the Developer's Allocation and formed the said Flat Owners' Association.
- 9.4 Both the Land Owner and the Developer shall keep the interior walls, floors, sewers, drains, pipes and other fittings and fixtures of their respective allocation in the building in good habitable condition so that the same may not cause any damage to the building.

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9.5 The Roof of the Multi-Storied Building thus constructed will be commonly used by the Flat Owners of the building but not in permanent nature. The Roof of the said Building shall remain fully under the Ownership of the Land Owner and the Developer jointly.

9.6 The occupants of the building shall not alter/change the exterior structure of any flat/apartment/external fittings, fixtures, accessories or construct any structure in balcony of the flat/apartment/parking space/common place.

ARTICLE - X, LAND OWNER'S OBLIGATION

10.1 The Owner shall have over the vacant possession of the entire Schedule Property to the Developer simultaneously with the execution of these presents for construction of the building/s on the said Property in terms of this Agreement.

10.2 The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction and completion of the said Building at the said Property by the Developer.

10.3 The Land Owner doth hereby agrees and covenants with the Developer during the subsistence of the agreement not to let out, grant, lease, mortgage and/or charge or part with possession of the said premises or any portion thereof without the consent in writing of the Developer with effect from the date of present agreement hereof.

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- 10.4 That the property under any circumstances shall not be mortgaged by the Land Owner with any bank or with private financial Institution.
- 10.5 The Owner hereby agrees and covenants with the Developer not to do any act, deed or thing whereby the Developer may be restrained from selling and/or disposing of any of the Developer's Allocation in the Building at the said premises.
- 10.6 None other than the Land Owner herein has any right, title, interest, claim and/or demand over and in respect of the said Property and/or any portion thereof.
- 10.7 The Land Owner herein further indemnify that the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisition, requisition whatsoever or howsoever.
- 10.8 The Land Owner shall authorize the Developer to mortgage the Property for raising necessary funds/finance from the Financial Institute and/or Bank or Banks or Body-corporate as and when it would be required, save and except mortgaging the Owner's Share in the ~~pr~~project and on the indemnification of the Owner that any liability on the aspects of financial nature shall be fully and satisfactorily borne by the said Developer only without encumbering title, interest etc. of the Owner's Share in the said project.
- 10.9 The Owner hereby agrees and undertakes that the Owner shall cause to join as such party or parties in the Deed of Conveyance/Sale as Vendor or Confirming Party so as to transfer to the Developer its allocation to the intending purchasers if felt required by the Developer Company.

10.10 The Land Owner simultaneously with the execution of the present Agreement shall execute a registered Development Power of Attorney in favour of the Developer or its nominee or nominees and the said Development Power of Attorney shall remain irrevocable to enable the Developer for doing all such necessary acts, deeds and things for development of the said premises of the Land Owner including obtaining the necessary Building Plan from the concern Municipal Authority and all other necessary permission from different appropriate authorities to complete the constructional works of the proposed Multi-Storeyed Building as well as to enter into Agreement for Sale with different prospective purchasers towards sale of flats and/or other units and also to prepare necessary Deeds of Conveyance/Sale in respect of **Developer's Allocation.**

10.11 On the date of execution and registration of Development Agreement, the Owner shall liable to handover the Original Title Deeds and Certified Copy of judgment and order relating to any Suit in connection with the Schedule Property if any and its relevant documents to the Developer and after formed the Association/Society/Committee of the proposed Building such original documents will be returned back to the Owner and once the said registration will execute no prior permission is required to proceed for Development and construction work from the Owner and after handing over the peaceful vacant khas possession of the land by the Owner unto the Developer no further maintenance will be paid by the Owner.

Contd.....23

PIONEER ASSOCIATES

Karali Rajgopal Desai
Partner

Sampa Samadhi

ARTICLE - XI, DEVELOPER'S OBLIGATION

- 11.1 The Developer shall conceptualize planning, designing and implementing the project construction at the said property in accordance with the said sanction plan and the specification/s mentioned in the Schedule written hereunder and with standard materials with intent that the said building will be a decent residential building at its own costs.
- 11.2 The Developer doth hereby agrees and covenants with the Land Owner to complete the constructional works of the said Multi-Storied Building within **24 (Twenty Four) Months** from the date of starting the construction works of the said Multi Storied Building which may extend to another 6 (Six) months for reasons beyond the Developer's control. **Be it mentioned** herein that if the Developer is permitted to construct **G+5** Storied Building instead of G+4 Storied Building then the time will be extended for a further period of **6 (Six) months**.
- 11.3 Out of the said two Owner's Allocated Shop Rooms, the Developer will arrange one Shop Room on temporary basis within Six Months from the date of starting the construction works of the said building for the Land Owner herein for the purpose of running business in the said Shop Room.
- 11.4 The Land Owner herein will pay a sum of **Rs. 1,80,000/- (Rupees One Lac Eighty Thousand)** only to the Developer as Lift Installation and Electrical Infrastructure cost before getting the possession of the said Flats and other Units.
- 11.5 One D.G. Set will be provided for the betterment of the said project. All the Flat Owners of the said Building will bear the total costs for providing the said D.G. Set.
- 11.6 One Shade will also be provided on the Roof Top of the said building, and the total costs for installing the said Shade will be borne by all the Flat Owners of the said Building.

Contd.....24

- 11.7 The Developer has to bear the cost of electricity & water during the period of construction and till the new proposed building is deemed fit for occupation.
- 11.8 The Developer shall install LIFT covering all the floors.

ARTICLE - XII, DEVELOPER'S INDEMNITY

12. The Developer hereby undertakes to keep the Land Owner indemnified against all actions, suits, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE - XIII, JURISDICTION

13. That the Developer and the Owner will settle all their disputes amicably if arises in future regarding this agreement and if the said disputes are not solved amiably, in that event the Developer and the Owner will settle all their disputes through Alternative Dispute Resolution such as arbitration or mediation or negotiation or the Court of Law having the jurisdiction of this property.

ARTICLE - XIV, MISCELLANEOUS

- 14.1 That Land Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Land Owner.
- 14.2 After the completion of the said building the Land Owner hereby agree to abide by all rules and regulations to be framed by any society/association/holding organization and/or any other organization who will be in charge or such management

Contd.....25

PIONEER ASSOCIATES

Rasali Rajan
An. Partner

Sampa Samanta

of the affairs of the building and/or common parts thereof and hereby given her consent to abide by such rules and regulations.

14.3 As and from the date of completion of the building as well as upon delivery of possession, the Developer and/or its transferees and the Land Owner and/or her transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other Government/Statutory taxes & outgoings payable in respect of their respective allocations.

14.4 The Owner shall pay and bear all property tax and other dues and outgoings in respect of the entire property accruing due till date of handing over vacant possession by the Owner to the Developer.

14.5 The address of the parties for the purpose of any correspondence shall be as stated above. Each party shall give notice under acknowledgement to the other of any change in address as soon as possible. All communications shall be sent by registered post with acknowledgement due or delivered personally with written acknowledgement and will be deemed to have been received by the addressee within three working days of dispatch.

ARTICLE -XV, FORCE MAJEURE

15.1 The parties hereto shall not be considered to be liable for any obligations performance of which would have been prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the "Force Majeure".

Contd.....26

PIONEER ASSOCIATES

Kaadi Rajan Das

Partner

08/

Semara
Sampa

15.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the control of the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Property)

ALL THAT piece and parcel of "Bastu" Land identified by Scheme Plot No. 66 under Scheme No. 6 of Kalyan Nagar Co-Operative Society, measuring more or less **5 (Five) Cottah 5 (Five) Chittack 21 (Twenty One) Sq. Ft.**, alongwith **850 Sq. Ft. One Storied Pucca Dwelling House** thereon, lying and situated at **Mouza : Kerulia, J. L. No. 5, R. S. No. 11, Touzi No. 172**, comprised and contained in **R. S. Dag No. 234** under **Khatian No. 46**, corresponding to **L.R. Dag No. 414** under **L.R. Khatian No. 1821**, within the limits of Khardah Municipality, in Ward No. 7, being Holding No. 5/336, KALYAN NAGAR, under P.S. - Rahara (formerly it was under Khardah), in the District - North 24 Parganas, A.D.S.R. Office Sodepur, butted and bounded by :

ON THE NORTH : 20' - 0" wide Municipal Road
(including drain).

ON THE SOUTH : Plot No. 67.

ON THE EAST : Plot No. 71.

ON THE WEST : - 16' - 0" wide Road (including drain).

Contd.....27

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

The **LAND OWNER** of the **FIRST PART** herein will get **45% (Forty Five Percent)** of the total completed Constructed Area alongwith the proportionate undivided share in the Land and in common parts and/or areas at the proposed Multi Storied (**G+IV**) Building to be constructed according to the sanctioned Building Plan and as per the Specifications mentioned in the Fourth Schedule hereunder, and the said **45% (Forty Five Percent)** Constructed Area of the proposed Multi-Storied Building will be allotted to the **Land Owner** in the following manner.

- (i) **3 (Three)** complete residential **Flats** on the **Fourth Floor (G+4)**, being **Flat No. A**, measuring more or less **1025 Sq. Ft.** Built Up Area and **Flat No. B**, measuring more or less **1000 Sq. Ft.** Built Up Area and **Flat No. C**, measuring more or less **660 Sq. Ft.** Built Up Area.
- (ii) **1 (One)** complete residential **Flat** on the **Third Floor (G+3)**, being **Flat No. A**, measuring more or less **1025 Sq. Ft.** Built Up Area.
- (iii) **1 (One)** complete residential **Flat** on the **Second Floor (G+2)**, being **Flat No. B**, measuring more or less **1000 Sq. Ft.** Built Up Area.
- (iv) **1 (One)** **Garage** on the **Ground Floor**, being **Garage No. 6 (West Facing)**, measuring more or less **250 Sq. Ft.** Built Up Area AND **1 (One) Office Room** on the **Ground Floor**, being **No.3 (North Facing)**, measuring more or less **150 Sq. Ft.** Built Up Area AND **2 (Two) Shop Rooms** on the **Ground Floor**, being **Shop No. 4 (North Facing)**, measuring more or less **185 Sq. Ft.** Built Up Area and **Shop No. 5 (North-West Facing)**, measuring more or less **210 Sq. Ft.** Built Up Area.

Contd.....28

- (v) The **Balance Area** of the Owner's Allocation will be handed over to the Land Owner in form of Cash Amount calculating @ **Rs. 2,800/-** per Square Feet over the Super Built Up Area.

If the Owner's Allocated Area is more than 45% of the total completed Constructed Area then the Land Owner herein will pay @ **Rs. 2,800/-** per Square Feet to the Developer for that extended Area.

It is agreed by and between the Land Owner and the Developer herein that if the Developer is permitted to construct **G+5** Storied Building instead of **G+4** Storied Building according to the sanctioned Building Plan of the concerned Municipal Authority, in that case the **LAND OWNER** of the **FIRST PART** herein will get **35% (Thirty Five Percent)** of the Constructed Area of that Additional Floor, which will be allotted to the **Land Owner** in the following manner.

- (a) 1 (One) complete residential **Flat** on the **Fifth Floor (G+5)**, being **Flat No. A**, measuring more or less **1025 Sq. Ft.** Built Up Area alongwith the proportionate undivided share in the Land.
- (b) The **Balance Area** of the said 35% (Thirty Five Percent) of the Additional Floor will be handed over to the Land Owner in form of Cash Amount calculating @ **Rs. 2,800/-** per Square Feet over the Super Built Up Area.

The above Allocation (hereinafter referred to as the Owner's Allocation) is fixed, deemed final and free of cost. No further claim whatsoever in nature will be entertained in future in the New Project under the clause Owner's Allocation.

Contd.....29

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The **REST 55% (Fifty Five Percent)** completed **Constructed Space/Area** of the proposed Multi-Storied **(G+IV)** Building **Excluding Owner's Allocation**, alongwith the proportionate undivided share in the Land and in common parts and/or areas, to be constructed according to the sanctioned Building Plan, will be treated as **DEVELOPER'S ALLOCATION** and the Developer shall have absolute control over the same which they can sell to anybody at any price to be determined by the Developer firm and the Owner shall have no right or claim over any part of the areas under Developer's Allocation including those reserved by the Developer for their own use for any purpose excluding the Roof area/s of the Building under the entire project.

It is agreed by and between the Land Owner and the Developer herein that if the Developer is permitted to construct **G+5** Storied Building instead of **G+4** Storied Building according to the sanctioned Building Plan of the concerned Municipal Authority, in that case the **Developer** of the **Second part** herein will get **65% (Sixty Five Percent)** of the Constructed Area of that Additional Floor only alongwith the Undivided Proportionate Share of Land.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specifications)

For Flat

(1) **Structure** : Building designed with R.C.C. Frame Structure which raised on individual column, design (as per shown in the Plan) approved by the competent authority.

(2) **External Wall** : 8" thickness brick wall and plaster with cement mortar.

Contd.....30

(3) **Internal Wall** : 5" thickness brick wall and plaster with cement mortar.

(4) **Flooring** : All Floors will be finished with good quality Vitrified Tiles of reputed make.

(5) **Toilet** : In Bathroom fitted upto 5' - 6" height with glazed tiles of standard brand. Floor will be finished with Marble, One Toilet of Indian type white commode of standard brand with standard P.V.C. cistern. All fittings are of standard type, One wash hand basin is in Dining Space of each Flat.

(6) **Kitchen** : Cooking Platform of Black Stone and Sink will be of Steel Sink, 3' height glazed Kitchen Tiles in the inside wall above the platform and finished with marble floor.

(7) **Doors** : All doors of good quality water proof ply type and peep hole on main entrance door, anodized Alluminium tower bolt in all doors. Collapsible Gate will be provided at the main entrance.

(8) **Windows** : Frame and shutter fully glass, panel will be of good quality Alluminium channel will be provided in the windows.

(9) **Plumbing** : Toilet concealed wiring with one bibcock, one shower, all fittings will be of standard quality.

(10) **Water Arrangements** : Pumping arrangement to overhead reservoir from underground water reservoir, water supplied by local municipality and individual water connection in the Flat.

ELECTRICAL WORKS :

1. Full concealed wiring.
2. In Bed Room Two Light points, Two 5 Amp. Plug Points, One Fan point and A.C. Point.
3. Living/Dining Room : Two Light Points, One Fan Point, Two 5 Amp cum 15 Amp Plug Points.

Contd.....31

4. Kitchen : One Light point, One exhaust Fan point and Three 15 Amp. Plug point.
5. Toilet : One Light point, One exhaust Fan point, One Geyser Point.
6. Verandah/Balcony : One Light point, One Fan Point, Two 5 Amp cum 15 Amp. Plug Points.
7. One Light point at main entrance.
8. Calling Bell : One Calling Bell point at the main entrance.

PAINTING :

- a) Inside walls of the Flat will be finished with plaster of Paris and external walls with super snowcem or equivalent.
- b) All doors and windows frame and shutter painted with two coats white primer.

For Garage / Shop Room / Office Room

- FLOOR :** Cemented Flooring.
- SHUTTER :** Rolling Shutter will be provided.
- PAINT :** 2 Coats lime wash over inside walls & ceiling of the Unit.
- ELECTRIC :** Concealed wiring, One Light point and One 5 Amp. Plug Point.

Extra Work : The Land Owner shall have to pay extra charge for the extra works other than the above specification if any, such extra work is carried on by her in her said allotted portions and such extra payment shall have to be made before commencing the extra works.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
in presence of WITNESSES :

1. Siddhantashankar Samanta
1/6, Rani Debendrabati Road
Kolkata - 700002
B.O. - Cossipore; P.S. - Chitpur

Samta Samanta

Signature of the Land Owner

2. Aban Bhowmik
S/O Lalit Bhowmik
Bosepur, Kharagpur
W-117

PIONEER ASSOCIATES

1. *Kaali Ranjan Das*
2. *Sanjay Das* Partner

Signature of the Developer
(Pioneer Associates)

Drafted & prepared by :

Debasish Mukherjee
(Sri Debasish Mukherjee)
Advocate, Barrackpore Court
Enrolment No : WB-784/91

Computer typed by :

Sanjib Das
(Sanjib Das, Bkp.)

OFFICES OF THE A.D.S.R.-DISTRICT NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

STATUS : PRESENTANT

1. **LEFT HAND FINGER PRINT** Name SAMPA SAMANTA

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Sampa Samanta

RIGHT HAND FINGER PRINT

SIGNATURE *Sampa Samanta*

2. **LEFT HAND FINGER PRINT** Name KANTI RANJAN DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Kanti Ranjan Das

RIGHT HAND FINGER PRINT

SIGNATURE *Kanti Ranjan Das*

3. **LEFT HAND FINGER PRINT** Name GOPAL DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Gopal Das

RIGHT HAND FINGER PRINT

SIGNATURE *Gopal Das*

4. **LEFT HAND FINGER PRINT** Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



031220242030106647

GRIPS Payment Detail

GRIPS Payment ID:	031220242030106647	Payment Init. Date:	03/12/2024 21:39:40
Total Amount:	5041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6374704163429	BRN Date:	03/12/2024 21:40:03
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms PIONEER ASSOCIATES
Mobile: 9831540067

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250301066488	Directorate of Registration & Stamp Revenue	5041
Total			5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250301066488

GRN Details

GRN: 192024250301066488 Payment Mode: SBI Epay
GRN Date: 03/12/2024 21:39:40 Bank/Gateway: SBlePay Payment Gateway
BRN : 6374704163429 BRN Date: 03/12/2024 21:40:03
Gateway Ref ID: IGASDVMPC2 Method: State Bank of India NB
GRIPS Payment ID: 031220242030106647 Payment Init. Date: 03/12/2024 21:39:40
Payment Status: Successful Payment Ref. No: 2002871977/3/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms PIONEER ASSOCIATES
Address: 12/A/1/35, STATION ROAD, PO PS - KHARDAH, KOLKATA - 700117
Mobile: 9831540067
Period From (dd/mm/yyyy): 03/12/2024
Period To (dd/mm/yyyy): 03/12/2024
Payment Ref ID: 2002871977/3/2024
Dept Ref ID/DRN: 2002871977/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002871977/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2002871977/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু ত্রাণ ও পুনর্বাসন দপ্তর
Land & Land Reforms and Refugee Relief and Rehabilitation Department

বাংলারভূমি

Special Citizen
Service
(RCCMS)

Citizen Services

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Public Grievance

Mouza Information

KHATIAN & PLOT INFORMATION

Mouza Identification

Code Wise / Name Wise: * ☐ Code Wise ☒ Name Wise

District:*

[15] NORTH 24 PARGANAS

Block:*

[09] BARRACKPUR-2

Mouza:*

[005] KERULIA

Choose Your Language:

Bengali

Option:

Khatian Type: * ☒ Normal Khatian ☐ Lease Khatian ☐ FHTD Khatian☐ Search By Khatian☒ Search By Plot

Plot No.* 414 /

Enter Captcha*

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VIEW

LIVE

(Live Data As On 06/12/2024,07:33:03)

জে.এল নং 5 থানা খড়দহ

দাগ নং	শ্রেণী	জমির মোট পরিমাণ(একর)	দাগের ম্যাপ
414	বাস্ত	0.09	Click Here

খতিয়ান নং	রায়তের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(একর)	মন্তব্য
1821	শম্পা সামন্ত	সিদ্ধার্থ শঙ্কর সামন্ত		1.0000	0.0900

Nil

Major Information of the Deed

Deed No :	I-1524-08627/2024	Date of Registration	06/12/2024
Query No / Year	1524-2002871977/2024	Office where deed is registered	
Query Date	12/11/2024 5:56:58 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Debasish Mukherjee Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831540067, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 86,50,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Kalyannagar Road, Mouza: Keruliya, Ward No: 7, Holding No:5/336 JI No: 5, Touzi No: 172 Pin Code : 700112

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-414 (RS -)	LR-1821	Bastu	Bastu	5 Katha 5 Chatak 21 Sq Ft	48,00,000/-	80,12,501/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					8.8138Dec	48,00,000 /-	80,12,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	850 Sq Ft.	2,00,000/-	6,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		850 sq ft	2,00,000 /-	6,37,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SAMPA SAMANTA (Presentant) Wife of Shri SIDDHARTHA SARKAR Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office	Photo  06/12/2024	Finger Print  Captured LTI 06/12/2024	Signature  06/12/2024
1/6, RANI DEBENDRA BALA ROAD,, City:- , P.O:- COSSIPORE, P.S:-Chitpur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: B1xxxxxx5Q, Aadhaar No: 94xxxxxxxx4084, Status :Individual, Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	PIONEER ASSOCIATES SHREYASI APARTMENT, 12/A/1/35, STATION ROAD,, City:- , P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 Date of Incorporation:XX-XX-2XX0 , PAN No.: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KANTI RANJAN DAS Son of Late NALINI KANTA DAS Date of Execution - 06/12/2024, , Admitted by: Self, Date of Admission: 06/12/2024, Place of Admission of Execution: Office	Photo  Dec 6 2024 1:46PM	Finger Print  Captured LTI 06/12/2024	Signature  06/12/2024
1NO. SURYA SEN NAGAR,, City:- , P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx9P, Aadhaar No: 81xxxxxxxx0674 Status : Representative, Representative of: PIONEER ASSOCIATES (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mr GOPAL DAS Son of Late NARAYAN CHANDRA DAS Date of Execution - 06/12/2024, , Admitted by: Self, Date of Admission: 06/12/2024, Place of Admission of Execution: Office	 Dec 6 2024 1:46PM	 LTI 06/12/2024	 06/12/2024
KIRONALAY, SASADHAR TARAFDER ROAD,, City:- , P.O:- SUKCHAR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AGxxxxxx5H, Aadhaar No: 86xxxxxxxx3840 Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANDIP DAS Son of Mr DILIP DAS R.K. PALLY, City:- , P.O:- SUKCHAR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	 06/12/2024	 06/12/2024	 06/12/2024

Identifier Of Smt SAMPA SAMANTA, Mr KANTI RANJAN DAS, Mr GOPAL DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Smt SAMPA SAMANTA	PIONEER ASSOCIATES-8.81375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
	Smt SAMPA SAMANTA	PIONEER ASSOCIATES-850.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Kalyannagar Road, Mouza: Keruliya, Ward No: 7, Holding No:5/336 JI No: 5, Touzi No: 172 Pin Code : 700112

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 414, LR Khatian No:- 1821	Owner: সম্পা সান্টা , Gurdian: কান্তি রঞ্জন দাস Address: র.ক. পল্লী Classification: বাস Area: 0.09000000 Acre,	Smt SAMPA SAMANTA

Endorsement For Deed Number : I - 152408627 / 2024

On 06-12-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:40 hrs on 06-12-2024, at the Office of the A.D.S.R. SODEPUR by Smt SAMPA SAMANTA, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 86,50,001/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 06/12/2024 by Smt SAMPA SAMANTA, Wife of Shri SIDDHARTHA SARKAR, 1/6, RANI DEBENDRA BALA ROAD,, P.O: COSSIPORE, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business

Identified by Mr SANDIP DAS, , Son of Mr DILIP DAS, R.K. PALLY, P.O: SUKCHAR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 06-12-2024 by Mr KANTI RANJAN DAS, PARTNER, PIONEER ASSOCIATES (Partnership Firm), SHREYASI APARTMENT, 12/A/1/35, STATION ROAD,, City:- , P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr SANDIP DAS, , Son of Mr DILIP DAS, R.K. PALLY, P.O: SUKCHAR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Business

Execution is admitted on 06-12-2024 by Mr GOPAL DAS, PARTNER, PIONEER ASSOCIATES (Partnership Firm), SHREYASI APARTMENT, 12/A/1/35, STATION ROAD,, City:- , P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr SANDIP DAS, , Son of Mr DILIP DAS, R.K. PALLY, P.O: SUKCHAR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2024 9:40PM with Govt. Ref. No: 192024250301066488 on 03-12-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 6374704163429 on 03-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8, Amount: Rs.5,000.00/-, Date of Purchase: 02/12/2024, Vendor name: S Samanta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2024 9:40PM with Govt. Ref. No: 192024250301066488 on 03-12-2024, Amount Rs: 5,020/-, Bank: SBI EPay (SBlePay), Ref. No. 6374704163429 on 03-12-2024, Head of Account 0030-02-103-003-02

Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2024, Page from 253619 to 253663

Being No. 1524/08627 for the year 2024.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2024.12.09 15:13:28 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 09/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

West Bengal.